

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
December 15, 2011
AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE November 17, 2011 CHICAGO PLAN COMMISSION
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

Adjacent Neighbors

- 1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5938 West Superior Street in the 29th Ward. (11-107-21)
- 2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3543 West Jackson Boulevard in the 28th Ward. (11-107-11)

Negotiated Sales

- 3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 825-833 West 22nd Place; 824-832 West 23rd Street; 825-847 West 23rd Street; and 2338-2362 South Lumber Street in the 25th Ward. (11-103-21)
- 4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1128 South California Avenue in the 28th Ward. (11-108-21)
- 5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1140-42 South California Avenue in the 28th Ward. (11-109-21)

Dispositions

- 6. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the Erie Elementary Charter School for a new playground for the property located at 1415 North Washtenaw Avenue. (25th Ward) (11-094-21)

7. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Morton Career Academy to the Chicago Board of Education for the property located at 3109-11 West Franklin Boulevard. (27th Ward) (11-095-21)
8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Beidler Elementary School to the Chicago Board of Education for the property located at the 3100 block of West Lake Street and the 200 block of North Albany Avenue. (27th Ward) (11-096-21)
9. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Henson Elementary School to the Chicago Board of Education for the property located at 1306 South Avers Avenue. (24th Ward) (11-097-21)
10. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Lawndale Elementary Community Academy to the Chicago Board of Education for the property located at 3530 West Douglas Boulevard. (24th Ward) (11-098-21)
11. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Johnson elementary School to the Chicago Board of Education for the property located at 3122 West 15th Street. (24th Ward) (11-099-21)
12. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Dodge elementary School to the Chicago Board of Education for the property located at 2667 West Washington Boulevard. (2nd Ward) (11-100-21)
13. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Morgan Elementary School to the Chicago Board of Education for the property located at 8363 South Kerfoot Avenue. (21st Ward)(11-106-21)
14. A resolution recommending a proposed ordinance authorizing the disposition of twenty eight City-owned parcels associated with Perspectives/IIT School to the Chicago Board of Education for the property located at the Intersection of 3600 of South Wabash Avenue and the 300 block of East 36th Place. (3rd Ward) (11-102-21)

Tax Increment Finance Redevelopment Plan

15. A resolution recommending a proposed Washington Park Tax Increment Financing Redevelopment Project Area for the property bounded by Cottage Grove Avenue and Washington Park on the east, 51st Street on the north, The

Dan Ryan Expressway on the west and 63rd Street on the south. (3rd, 4th, and 20th Wards) (11-110-21)

16. A resolution recommending a proposed amendment No. 4 to The 47th/Ashland Tax Increment Financing Redevelopment Project Area. for the property bounded by 41st Street on the north, Racine Avenue on the east, 53rd Street on the south and Leavitt Avenue and the Pennsylvania Central/B&O railroad rights-of-way on the west. (3rd, 11th 12th, 16th and 20th Wards) (11-111-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential Business Planned Development No. 1116 and Lake Michigan and Chicago Lakefront Protection Application No. 606 submitted by M & R Development LLC for the property generally located at 73 East Lake Street and 171 North Wabash Avenue. The applicant proposes to rezone the site from Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116 as amended. The applicant proposes to construct a 42-story residential building with 332 dwelling units, ground floor retail space and 183 on site accessory parking spaces within Sub-area A. Sub-Area B will be improved with an 8-story office and commercial building with 56 on-site accessory parking spaces to be constructed as a future Phase II project. The site is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward)
2. A proposed Residential Business Planned Development and Lake Michigan and Chicago Lakefront Protection Application No. 604 submitted by GHB 630 LLC for the property generally located at 400-418 East Grand Avenue, 529-549 North McClurg Court, and 401-429 East Ohio Street. The applicant proposes to rezone the site from a DX-12 Downtown Mixed-Use District to a Residential Business Planned Development. The applicant proposes to construct a 45-story residential tower containing 490 dwelling units, an 8-story commercial building with ground floor retail, office space, and 296 on-site accessory parking spaces. The site is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward)
3. A transit-friendly development plan for the areas immediately surrounding the five stations on Metra's Milwaukee District West Line that are located within the city of Chicago: Grand/Cicero, Hanson Park, Galewood, Mars, and Mont Clare. The key objectives of the plan are to improve connections between rail and bus transit to reduce the need for automobile use, to improve the visibility, accessibility and appearance of station areas and to identify opportunities to add new housing and employment opportunities near stations that encourage and are compatible with transit use. (29th, 31st, 36th, and 37th Wards)

E. MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:

1. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land associated with Herbert elementary school to the Chicago Board of Education for the property located at 133 South Hamilton Avenue and 120 South Hoyne Avenue. (2nd Ward) (11-101-21)

F. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed technical amendment to Business Planned Development No. 418 at the property generally located at 4600 - 4652 West Diversey Avenue; 2801 - 2859 North Kilpatrick Avenue; 4640 - 4653 West George Street; 4623 - 4639 West Wellington Avenue; and 3001 - 3005 North Knox Avenue submitted by 4600 Schubert, LLC. The applicant proposes to remove an approximately 2.25-acre parcel, generally located at 4601 - 4651 West Diversey Avenue, 2739 - 2765 North Kilpatrick Avenue, and 4626 - 4650 West Parker Avenue, from the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. (31st Ward)
2. A proposed amendment to Residential Planned Development No. 1079, covering property generally located at 4601 - 4651 West Diversey Avenue, 2739 - 2765 North Kilpatrick Avenue, 4626 - 4650 West Parker Avenue, and 4602 - 4626 West Schubert Avenue. The applicant, 4600 Schubert, LLC, proposes to amend the planned development to expand the planned development boundaries by approximately 2.25 acres, reduce the maximum number of residential units from 90 to 51, and permit four retail/commercial buildings with a combined total of approximately 35,000 square feet of floor space, plus accessory parking. The applicant proposes to change the zoning of the site from Residential Planned Development No. 1079 and Business Planned Development No. 418 to B2-2 Neighborhood Mixed-Use District prior to establishing this Business-Residential Planned Development No. 1079, as amended. (31st Ward)
3. A proposed Waterway Institutional Business Planned Development submitted by The Salvation Army, an Illinois Corporation for the property generally located at 2258 North Clybourn Avenue. The applicant proposes to construct a 2-story commercial store, a one-story maintenance warehouse building, include an existing adult rehab center, and provide 145 on-site accessory parking spaces. The applicant proposes to rezone the site from an M1-2 Limited Manufacturing/ Business Park District and M3-3 Heavy Industry District to a C2-2 Motor Vehicle Related Commercial District. (32nd Ward)

Adjournment: